

**CONDENSED CONSOLIDATED BALANCE SHEET**

AT 31ST JULY, 2001

	<i>NOTES</i>	<b>31st July, 2001</b> <i>HK\$'000</i> <b>(unaudited)</b>	<b>31st January, 2001</b> <i>HK\$'000</i> <b>(audited and restated)</b>
<b>Non-current Assets</b>			
Investment properties		1,144,380	1,144,388
Other properties		172,994	172,994
Other fixed assets		670	689
Interests in associates		12,411	12,212
Investments in securities		6,840	9,128
		<u>1,337,295</u>	<u>1,339,411</u>
<b>Current Assets</b>			
Properties for sale		6,348	6,348
Trade and other receivables	<i>10</i>	4,067	6,150
Deposits and prepayments		1,552	1,559
Bank balances and cash		79,384	112,767
		<u>91,351</u>	<u>126,824</u>
<b>Current Liabilities</b>			
Trade and other payables	<i>11</i>	42,698	70,706
Deposits and accrued expenses		14,692	16,277
Taxation		15,760	15,706
Obligations under finance leases		–	95
Bank loans due		33,087	29,431
within one year, secured		12,646	14,871
Bank overdrafts, secured		<u>118,883</u>	<u>147,086</u>
<b>Net Current Liabilities</b>		<u>(27,532)</u>	<u>(20,262)</u>
		<u>1,309,763</u>	<u>1,319,149</u>
<b>Capital and Reserves</b>			
Share capital		67,760	67,760
Reserves	<i>12</i>	1,024,145	1,023,822
<b>Shareholders' Funds</b>		<u>1,091,905</u>	<u>1,091,582</u>
<b>Minority Interests</b>		<u>103,447</u>	<u>102,058</u>
<b>Non-current Liabilities</b>			
Bank loans due after one year, secured		111,809	122,718
Obligations under finance leases		–	254
Deferred taxation		1,599	1,599
Other deferred items		1,003	938
		<u>114,411</u>	<u>125,509</u>
		<u>1,309,763</u>	<u>1,319,149</u>